



## 3304 46 Street Calgary Alberta

\$829,900

**\*\*OPEN HOUSE MAR 14 & 15\*\* SATURDAY 1 - 3 PM & SUNDAY 12 - 2 PM** Experience the perfect blend of style and peace of mind in this fully renovated Glenbrook gem. The open-concept main floor shines with new 2024 laminate flooring and a bright, functional kitchen featuring white cabinetry, butcher block counters, and a stone backsplash. Retreat to the primary suite with its own private 4-piece ensuite—a rare find! The fully finished basement offers massive versatility with two large bedrooms, a 4-piece bath, and a sprawling family room. The heavy lifting is done: Roof, Hardie board siding, windows, doors, electrical, and plumbing were all updated in 2019 (Furnace/HWT 2015). Outside, enjoy a private oasis with mature trees, a gas-line deck, an oversized double garage, and an extra parking pad. Steps from Glenbrook School, parks, and transit. (id:6769)

Recreational, Games room 20.08 Ft x 9.92 Ft

Laundry room 16.58 Ft x 11.42 Ft

Bedroom 15.25 Ft x 8.50 Ft

Bedroom 10.17 Ft x 8.58 Ft

4pc Bathroom 9.83 Ft x 4.92 Ft

Bedroom 16.92 Ft x 11.33 Ft

4pc Bathroom 8.67 Ft x 7.17 Ft

Primary Bedroom 10.58 Ft x 10.00 Ft

Other 4.50 Ft x 3.92 Ft

Living room 17.58 Ft x 12.83 Ft

Other 10.17 Ft x 14.75 Ft

3pc Bathroom 10.00 Ft x 4.92 Ft

Listing Presented By:



Originally Listed by:  
Royal LePage Benchmark

<https://blushproperhomes.ca/>

**RE/MAX Realty Professionals**

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